

#2000-0049

Docket Item # 6  
DEVELOPMENT      SPECIAL      USE      PERMIT

ST STEPHEN'S & ST AGNES SCHOOL

Planning Commission Meeting  
February 6, 2001

**ISSUE:** Consideration of a request for a development special use permit amendment to (1) increase student enrollment, (2) relocate the chapel/performing arts center, and (3) build other on-site improvements, including parking.

**APPLICANT:** Church Schools in the Diocese of Virginia and  
St. Stephen's and St. Agnes School  
by Duncan W. Blair, attorney

**LOCATION:** 1000 St. Stephen's Road

**ZONE:** R-8/Residential and R-12/Residential

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**CITY COUNCIL ACTION, FEBRUARY 24, 2001:** City Council approved the Planning Commission recommendation, with the amendment to replace Condition #42 so that it now reads:

42. Any proposed building or structure adjacent to the property lines of 3970, 4000 and 4004 Ft. Worth Avenue shall be set a minimum of one hundred and fifty (150) feet from the property line.

**PLANNING COMMISSION ACTION, FEBRUARY 6, 2001:** On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with the addition of conditions # 42, #43 and #44 and amendments to conditions #8 and #24. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission generally agreed with the staff analysis, but added several additional conditions proposed by the Seminary Ridge Civic Association and agreed to by the applicant.

**Speakers:**

Duncan Blair represented the application.

Dave Cavanaugh, Seminary Ridge Civic Association, requested additional conditions.

**SUMMARY:**

The applicant, Church Schools in the Diocese of Virginia by St. Stephen's and St. Agnes School, is requesting an amendment to the existing special use permit for the school in order to:

- 1) change the location for a previously approved freestanding Chapel/Performing Arts Center (auditorium) to the courtyard area between existing buildings,
- 2) increase school enrollment to 450 students from the 430 students generally permitted,
- 3) construct other site improvements, including driveways and parking.

The city already approved construction of an auditorium at the school in 1995. This amended proposal reduces the impacts of the auditorium on adjoining residents by moving the auditorium farther away from all surrounding single-family homes, thereby eliminating extensive regrading and clearing of woodlands. Although one large tree must be removed to accommodate the auditorium in the new location, many more trees will be saved at the old location. One element of the auditorium shown on the drawings, the 66' bell tower, exceeds the maximum height permitted under zoning, and is not being approved with this application.

The second issue raised by the application is the potential impacts from increased student enrollment from 430 to 450 students. The applicant submitted a "Traffic Operations Study" analysis that indicates little or no significant impacts result from the increased enrollment to 450 students. Staff is recommending that commencement of construction of the new parking spaces proposed with the auditorium (39 spaces) start this summer, before the enrollment increases this fall.

No other major issues have been identified and the applicant has proposed no other changes that affect previous conditions of the development special use permit application.

**STAFF RECOMMENDATION:**

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. This special use permit (DSUP#2000-0049) shall supersede all prior SUP and DSUP approvals (SUP#2193D, SUP95-0081, DSUP#99-0007 and DSUP#99-0058) involving the subject site. (P&Z) (SUP#95-0081) (DSUP#99-0007)
2. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2193D) (SUP#95-0081) (DSUP#99-0007)
3. Student enrollment shall be limited to four hundred fifty (450) students. (PC) (SUP#95-0081) (DSUP#99-0007)
4. No lights for outdoor sports activities shall be installed, including the soccer field. (P&Z) (SUP#597) (SUP#95-0081) (DSUP#99-0007)
5. The use of any kind of sound system on the soccer field site is prohibited. (CC) (SUP#1234) (SUP#95-0081) (DSUP#99-0007)
6. The applicant shall not enlarge the existing bleachers on the athletic field. (P&Z) (SUP#2193D) (SUP#95-0081) (DSUP#99-0007)
7. No sports activities are permitted on the athletic field after 9:00 P.M. nightly. (P&Z) (SUP#2193D) (SUP#95-0081) (DSUP#99-0007)
8. No music or amplified sound shall be heard at the property line between the hours of 9:00 P.M. and 7:00 A.M. At other times, amplified sound shall be operated so as to minimize the impact of sound on adjoining property owners and used in strict accordance with the City of Alexandria's Noise Ordinance. (PC) (SUP#2193D) (SUP#95-0081) (DSUP#99-0007)
9. The storage buildings shall be stained or painted and shall be screened with landscaping

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to provide a year-round visual barrier from the adjacent properties on the west and northwest. This screening will be achieved within 24 months of planting to the satisfaction of the Deputy Director of P&Z. (CC) (SUP#2193D) (SUP#95-0081) (DSUP#99-0007)

10. Any exterior lighting on the storage buildings shall be directed on to the structure on which it is attached. All lights shall be equipped with sensor devices which cause light activation only in the presence of human beings. All exterior lights shall be approved by the Deputy Director of P&Z. (CC) (SUP#2193D) (SUP#95-0081) (DSUP#99-0007)
11. All landscaping and screening shall be maintained in good condition. (P&Z) (SUP#95-0081) (DSUP#99-0007)
12. Use of the proposed auditorium building shall be limited to St. Stephen's & St. Agnes school related activities, including, but not limited to, academic, religious, and cultural uses, as requested by the applicant. The proposed auditorium building shall not be rented or used for commercial activities. (P&Z) (PC) (SUP#95-0081) (DSUP#99-0007)
13. Evening uses of the proposed auditorium building shall end no later than 11:00 P.M. (PC) (SUP#95-0081) (DSUP#99-0007)
14. St. Stephen's and St. Agnes School will notify the President of the Seminary Ridge Civic Association at least thirty (30) days prior to all scheduled evening activities in the proposed auditorium building, and will not schedule the use of the auditorium building on evenings on which other activities are scheduled on the upper school campus. (PC) (SUP#95-0081) (DSUP#99-0007)
15. School grounds staff shall police and control trash and litter from students on school grounds, as agreed to by the applicant. (P&Z) (SUP#95-0081) (DSUP#99-0007)
16. Garbage, trash and litter generated by the school shall be collected Monday through Friday, as agreed to by the applicant. (P&Z) (SUP#95-0081) (DSUP#99-0007)
17. The applicant shall have a school employee or contract employee monitor all parking areas after late evening events in order to keep down the noise level by students and visitors. (P&Z) (SUP#95-0081) (DSUP#99-0007)
18. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Director of P&Z and the Director of T&ES. (P&Z) (SUP#95-0081) (DSUP#99-0007)

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19. Preserve and protect as many of the existing significant trees (15" or greater) as possible under the proposed plan, to the satisfaction of the City Arborist. (P&Z) (SUP#95-0081) (DSUP#99-0007)
20. Provide tree protection along limits of clearing to the satisfaction of the City Arborist. Tree protection to be installed and approved before any demolition or construction begins. (Recreation) (SUP#95-0081) (DSUP#99-0007)
21. The exterior elevations of the proposed auditorium building shall not include any openings through which sound could be transmitted. (P&Z) (SUP#95-0081) (DSUP#99-0007)
22. All roof top heating, ventilation & air conditioning (HVAC) equipment shall be located away from the adjacent residential properties and screened, to the satisfaction of the Director of P&Z. (P&Z) (SUP#95-0081) (DSUP#99-0007)
23. All trash dumpsters shall be screened from adjacent properties to the satisfaction of the Director of P&Z. (P&Z) (SUP#95-0081) (DSUP#99-0007)
24. Separate final site plans shall be permitted to be submitted for the site improvements and for the auditorium. Construction on the site improvements, including parking and landscaping, shall commence prior to commencement of the 2001 school year. Construction on the auditorium shall commence before September 16, 2003. (SUP #95-0081) (PC) (DSUP#99-0007)
25. All new downspouts shall be connected directly to storm sewer and/or new foundation drains and not to an existing foundation drain. (T&ES) (SUP#95-0081) (DSUP#99-0007)
26. Within five years of the approval of DSUP#2000-0049 if an undergrounding program is established for St. Stephen's Road involving contributions from affected property owners, the applicant shall participate in such program for the purpose of undergrounding the overhead wires serving the school's properties at 1068 St. Stephen's Road. (T&ES) (SUP #95-0081) (PC) (DSUP#99-0007)
27. Lighting in the parking lot, drop-off loop and walkways, shall be to the satisfaction of the of the Director of T&ES, and shall not shine into residential areas. All final site plans shall include a lighting plan showing existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting

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calculations to verify that lighting meets City Standards. (P&Z) (SUP#95-0081) (DSUP#99-0007)

28. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (SUP#95-0081) (DSUP#99-0007)
29. Modify the proposed building design to remove the steeple/bell tower feature shown on the proposed auditorium building elevation plans. In the event that the applicant seeks a variance for the bell tower from the Board of Zoning Appeals and the Board approves such variance, the applicant shall be permitted to modify the approved development plans to include the steeple/bell tower feature at that time. (P&Z)
30. The applicant shall transplant all existing trees that are located within the area of disturbance of the new proposed auditorium location which were recently planted in conjunction with the construction of the library addition. To the extent possible, the trees shall be relocated to areas within the scope of the auditorium, or on-site locations, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z)
31. Developer shall comply with the peak flow requirements of Article XIII of city's zoning ordinance. (T&ES)
32. The storm water Best Management Practices (BMPs) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (T&ES)
33. The developer shall furnish the owner with an Operation and Maintenance Manual for all Best Management Practices on the project. The manual shall include at a minimum an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP and supporting equipment, and a copy of maintenance agreement with the city. (T&ES)
34. Plan must demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site

- improvements to discharge to an adequate outfall. (T&ES)
35. Show all existing and proposed easements, both public and private. (T&ES)
  36. Provide structural details for proposed retaining walls. (T&ES)
  37. Provide clean-out on existing sanitary lateral. (T&ES)
  38. Prior to the release of any final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
  39. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the entire school. (Police)
  40. Contact the Crime Prevention Unit of the Alexandria Police Department to conduct a security survey of the school and grounds, and for safety programs for the students. (Police) (SUP#95-0081) (DSUP#99-0007)
  41. A security survey is to be completed for the construction trailers when they arrive on the site. (Police)
  42. Any proposed building or structure adjacent to the property lines of 3970, 4000 and 4004 Ft. Worth Avenue shall be set a minimum of one hundred and fifty (150) feet from the property line. (City Council)
  43. St. Stephen's and St. Agnes School will provide additional landscaping (mounds and planting), as needed, to screen the parking lot and the headlights of cars within the parking and driveway areas from the adjacent single family homes on Sharp Place and Fort Worth Avenue. This landscaping is to be to the satisfaction of the Director of P&Z and the City Landscape Architect. The identification of any additional landscaping will take place in cooperation with the affected home owners and in consultation with the representatives of the SRCA. (PC)
  44. In the event a bell tower is included as part of the auditorium construction, the applicant shall develop, in consultation with



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the SRCA, a written protocol which will govern the ringing of any bell located in the proposed bell tower of the auditorium.

The protocol shall be submitted to the Director of P&Z for approval. The adopted protocol shall be deemed a condition of the special use permit. (PC)